



# TJ Legals

## PUBLIC NOTICE

### MINUTES AND PROCEEDINGS OF A REGULAR MEETING OF THE BUTLER COUNTY BOARD OF SUPERVISORS HELD ON AUGUST 9, 2022.

Meeting called to order at 9:00 A.M. by Chairman Rusty Eddy with members Tom Heidenwirth and Greg Barnett present. Moved by Barnett, second by Heidenwirth to approve the agenda. All ayes. Motion carried.

Minutes of the previous meeting were read. Motioned by Barnett, second by Heidenwirth to approve the minutes as read. All ayes. Motion carried.

County Engineer, John Riherd, commented that he has spoken with the railway and also completed a grant application with the DOT to improve the safety of the crossing by Packard. Riherd explained that this would enter a queue to see if it qualifies and when funds are available for the improvements. Barnett asked if we could go ahead with improvements and possibly be reimbursed down the road once an application is approved. Riherd did not believe that to be an option but get that answer.

Mike Peterson was present to discuss a junk yard violation near his

home. Peterson has been attempting to get a status update on the junk situation. Peterson read an email he received from the Planning and Zoning Administrator, Misty Day. Day sent a complaint to the owner, Clayton McDivitt, stating that action must be taken or a fine will result. Roger Kregel, with the Planning and Zoning Commission, who was in attendance on behalf of Day, commented that we are at this point because of a lack of action. Peterson explained that there were cars right on his property line, which is close to his house. This has been almost seven years that he has been trying to get this resolved but it continues to be an issue. He also noted that the email he received came after he was added to the agenda. McDivitt was in attendance and explained that his vehicles are all licensed and insured. He then mentioned that there are 18 cars that are not and should be moved. Jean Jones, half owner of the property, mentioned that they visited face-to-face and tried to discuss this neighbor to neighbor before getting to this point.

A date and time for a Public Hearing was set for August 23, 2022 at 9:00 A.M. on a request to rezone

50 acres from A-1 to A-2 located on Hwy 3 in the NW1/4 N & E of RR Except Parcel C in Section 34, Township 92 N, Range 15 W for the purpose of excavating sand for resell.

Board reviewed a Change in Ownership amendment to current Class C Liquor License for CARD, Inc. Barnett motioned to approve the amendment, second by Heidenwirth. All ayes. Motion carried.

Board reviewed the E911 Tower Proposal. County Attorney, David Kuehner, explained that the County has been renting the land. Eminent domain is being utilized by the county so that E911 and emergency services could be available without interruption and to the fullest capacity. The County had an appraisal completed for use in purchasing the land and the appraisal indicated that the land was worth approximately \$100,000. Kuehner explained that the county has chosen to go with a highest cost approach in a good faith effort. Barnett motioned to proceed with a proposal to purchase the land at a price of \$105,882, second by Heidenwirth. All ayes. Motion carried.

A utility permit was considered for Butler County REC with new over-

head service to 22685 Ridge Ave. Moved by Barnett, second by Heidenwirth to approve. All ayes. Motion carried.

Motioned by Heidenwirth, second by Barnett to approve claims. All ayes. Motion carried.

Board acknowledged receipt of Manure Management Plan Short Form Annual Updates for Bacon Hill, LLC #64694, DCI Bennezette #70515, 802 #57795, Ten Hoeve Dairy #66092, also RB Sass Finisher Farm #63305. Also, Verification of County Receipt for Manure Management Plans and Plan Updates for Packard Group.

Motioned by Heidenwirth, second by Barnett to adjourn the regular meeting at 9:27 A.M. to August 16, 2022 at 9:00 A.M. All ayes. Motion carried.

The above and foregoing is a true and correct copy of the minutes and proceedings of a regular adjourned meeting of the Board of Supervisors of Butler County, Iowa on August 9, 2022.

Attest:  
Leslie Groen, Butler County Auditor

Rusty Eddy, Chairman of the Board of Supervisors

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## NOTICE

### TRUST NOTICE IN THE MATTER OF THE TRUST: ROGER DOESCHER REVOCABLE TRUST

To all persons regarding Roger Doescher, deceased, who died on or about March 23, 2022. You are hereby notified that the trustee listed below is the trustee of the Roger Doescher Revocable Trust dated on April 5, 2019 as amended on October 23, 2019 and as amended on May 11, 2022. Any action to contest the validity of the trust must be brought in the District Court of Butler County, Iowa, within the later to occur of four (4) months from the date of second publication of this notice or thirty (30) days from the date of mailing this notice to all heirs of the decedent settlor and the spouse of the decedent settlor whose identities are reasonably ascertainable. Any suit not filed within this period shall be forever barred.

Notice is further given that any person or entity possessing a claim against the trust must mail proof of the claim to the trustee at the address listed below via certified mail, return receipt requested, by the later to occur four (4) months from the second publication of this notice or thirty (30) days from the date of mailing this notice if required or the claim shall be forever barred unless paid or otherwise satisfied. Dated on August 5<sup>th</sup>, 2022.

Scott Doescher  
1422 165<sup>th</sup> Street  
Hampton, IA 50441  
Gary Papenheim #AT0006079,  
Attorney for Trustee  
Papenheim Law Office  
234 3<sup>rd</sup> Street, P.O. Box 673, Parkersburg, Iowa 50665  
Date of second publication: 25 August 2022.

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## PROBATE

### IN THE IOWA DISTRICT COURT IN AND FOR BUTLER COUNTY IN THE MATTER OF THE ESTATE OF MICHAEL W. SQUIRES, DECEASED.

#### Probate Case No. NOTICE OF PROBATE OF WILL, APPOINTMENT OF EXECUTOR AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of Michael W. Squires, Deceased, who died on or about July 21, 2022:

You are hereby notified that on the 17<sup>th</sup> day of August, 2022, the Last Will and Testament of Michael W. Squires, deceased, bearing date of the 11<sup>th</sup> day of February, 2021, was admitted to probate in the above-named court and that Jennifer Targos, Marianne Nielsen, Karen Brown and Rebecca Reimers were appointed Executors of the estate. Any action to set aside the will must be brought in the district court of said county within the later to occur of four months from the date of the second publication of this notice or one month from the date of mailing of this notice to all heirs of the decedent and devisees under the will whose identities are reasonably ascertainable, or thereafter be forever barred.

Notice is further given that all persons indebted to the estate are requested to make immediate payment to the undersigned, and

creditors having claims against the estate shall file them with the clerk of the above named district court, as provided by law, duly authenticated, for allowance, and unless so filed by the later to occur of four months from the second publication of this notice or one month from the date of mailing of this notice (unless otherwise allowed or paid) a claim is thereafter forever barred.

Dated this 11<sup>th</sup> day of August, 2022.

/s/  
Jennifer Targos, Fiduciary  
431 W Thousand Oaks Dr.  
Peoria, IL 61615

/s/  
Marianne Nielsen, Fiduciary  
19594 110<sup>th</sup> St.  
Greene, IA 50636

/s/  
Karen Brown, Fiduciary  
8 Mulberry Ct  
Rockwell, IA 50469

/s/  
Rebecca Reimers, Fiduciary  
20 Arthur St  
Rockwell, IA 50469  
Brian C. Eddy  
Stephanie A. Sailer  
Attorneys for Executor  
Roberts & Eddy, P.C.  
2349 Jamestown Avenue, Suite 4  
Independence, IA 50644  
Date of second publication  
1<sup>st</sup> day of September, 2022.

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## PROBATE

### IN THE IOWA DISTRICT COURT IN AND FOR BUTLER COUNTY IN THE MATTER OF THE ESTATE OF ROSEMARY A. SULT, DECEASED.

#### CASE NO. ESPR017340 NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of Rosemary A. Sult, Deceased, who died on or about July 27, 2022:

You are hereby notified that on August 17, 2022, the Last Will and Testament of Rosemary A. Sult, deceased, bearing date of June 30, 2021, was admitted to probate in the above-named court and that Kelly J. Peuse was appointed Executor of the estate. Any action to set aside the will must be brought in the district court of said county within the later to occur of four months from the date of the second publication of this notice or one month from the date of mailing of this notice to all heirs of the decedent and devisees under the will whose identities are reasonably ascertainable, or thereafter be forever barred.

Notice is further given that all persons indebted to the estate are requested to make immediate payment to the undersigned, and creditors having claims against the estate shall file them with the clerk of the above named district court, as provided by law, duly authenticated, for allowance, and unless so filed by the later to occur of four months from the date of the second publication of this notice or one month from the date of mailing of this notice (unless otherwise allowed or paid) a claim is thereafter forever barred.

Dated August 22, 2022

Kelly J. Peuse  
Executor of Estate  
1020 Roosevelt Avenue  
Ames, IA 50010

Abigail M. Hillers, ICIS#:  
AT0010403  
Attorney for Executor  
Bradshaw, Fowler, Proctor & Fairgrave, P.C.

112 West Church Street  
Marshalltown, IA 50158-2863  
Date of second publication  
1<sup>st</sup> day of September, 2022.

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## PROBATE

### IN THE IOWA DISTRICT COURT IN AND FOR BUTLER COUNTY IN THE MATTER OF THE ESTATE OF JOEL W. SULT, DECEASED.

#### CASE NO. ESPR017341 NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of Joel W. Sult, Deceased, who died on or about July 27, 2022:

You are hereby notified that on August 17, 2022, the Last Will and Testament of Joel W. Sult, deceased, bearing date of June 30, 2021, was admitted to probate in the above-named court and that Kelly J. Peuse was appointed Executor of the estate. Any action to set aside the will must be brought in the district court of said county within the later to occur of four months from the date of the second publication of this notice or one month from the date of mailing of this notice to all heirs of the decedent and devisees under the will whose identities are reasonably ascertainable, or thereafter be forever barred.

Notice is further given that all persons indebted to the estate are requested to make immediate payment to the undersigned, and creditors having claims against the estate shall file them with the clerk of the above named district court, as provided by law, duly authenticated, for allowance, and unless so filed by the later to occur of four months from the date of the second publication of this notice or one month from the date of mailing of this notice (unless otherwise allowed or paid) a claim is thereafter forever barred.

Dated August 19, 2022

Kelly J. Peuse  
Executor of Estate  
1020 Roosevelt Avenue  
Ames, IA 50010

Abigail M. Hillers, ICIS#:  
AT0010403  
Attorney for Executor  
Bradshaw, Fowler, Proctor & Fairgrave, P.C.

112 West Church Street  
Marshalltown, IA 50158-2863  
Date of second publication  
1<sup>st</sup> day of September, 2022.

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